

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5WL.5616** Parcel number: **080716308006**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Weld**
- 4. City: **Windsor**
- 5. Historic building name: **T.R. Brooks Building; Windsor Hardware & Supply Company**
- 6. Current building name: **Public Service Credit Union**
- 7. Building address: **422 Main Street**
- 8. Owner name: **Norlarco Credit Union**
- Owner organization:
- Owner address: **PO Box 528
Fort Collins, CO 80522**

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **67W**
SE 1/4 **SE** 1/4 **SW** 1/4 **SW** 1/4 of section **16**
10. UTM Reference Zone: **13**
Easting: **508175** Northing: **4481068**
11. USGS quad name: **Windsor** Scale: **7.5**
Year: **1969**
12. Lot(s): **Lot 23 and the eastern 5 feet of Lot 25; Block 5**
Addition: **Windsor Original Town** Year of addition: **1882**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with this property.**
- Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **4,228 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone/Sandstone**
Stucco
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof/Rubber Roof**
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
This commercial building is oriented to the south. The nature of the foundation could not be determined. Tan stucco clads the exterior of the masonry walls. Covering the front (south) façade is a veneer of random-coursed sandstone. Dominating the façade are plate-glass windows, with aluminum frames. The principal doorway opens west of center and hosts a plate-glass door, with an aluminum frame. An automated teller machine is situated just west of the principal doorway. Extending from the tops of the display windows and door to the top of the parapet is an undulating bulkhead, covered in unpainted, square-cut wood shingles. Similar shingles cover the kickplate beneath the windows. Opening in the east elevation are single-light, fixed-frame windows, with green-painted wood frames. They appear behind iron grilles. Similar windows open in the west elevation. Dominating the rear (north) elevation is a 14-panel, 16-light, wood, overhead-retractable garage door. It is painted white, with the bottom row of panels painted green. A large window opening immediately east of the garage door has been boarded shut. Secondary doorways open in either face of the inside corner created by the junction of the rear elevation with a small, shed-roofed wing protruding from the west end of the rear elevation. The north-facing doorway hosts a green- and white-painted wood slab door. The east-facing doorway has a similar door, but it consists of vertical planks. A rubber membrane covers the nearly flat roof. Stucco-covered chimneys, truncated at the parapet, are engaged to the northern ends of the side elevations. A red-brick chimney protrudes near the northeast corner of the building.
22. Architectural style: **Other Style**
Other architectural style: **Windsor German Old-World Motif**
Building type:
23. Landscape or special setting features:
This commercial building is located on Main Street, the principal east-west thoroughfare through downtown Windsor. It is situated on the north side of the street, between 418-420 Main Street to the east and 424 Main Street to the west. Separating the building's front (north) facade from the street is a concrete sidewalk. Macadam covers a parking area behind (north of) the building.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1899** Actual Estimate

Source of information: **Weld County Assessor Property Profile.**

The Windsor Leader, 24 March 1899, 5 May 1899.

26. Architect: **Unknown**

Source of information:

27. Builder: **I.A. Jones**

Source of information: ***The Windsor Leader, 24 March 1899.***

28. Original Owner: **Thomas R. Brooks**

Source of information: ***The Windsor Leader, 3 March 1899, 24 March 1899, 5 May 1899.***

29. Construction history:

According to Weld County Tax Assessor records, this building was constructed in 1899. An analysis of the style, materials, and historical records corroborates this date. This building remained relatively unaltered between that time and the 1970s, when the façade received the German Old-World Motif that the Windsor Chamber of Commerce was then championing for the downtown. The rear addition appears to date to the 1950s.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**

32. Intermediate use(s): **Commerce and Trade/Specialty Store**

33. Current use(s): **Commerce and Trade/Financial Institution**

34. Site type(s): **Hardware Store**

35. Historical background:

T.R. Brooks was one of the oldest merchants in Windsor, specializing in groceries but also selling dry goods, clothing, furniture, and other household items. Thomas R. Brooks was born in England in September 1859. He immigrated to the United States in 1865. His wife, Effie B. Brooks, was born in Kentucky in April 1868. They were married around 1887 and had two children: Carl G. and Mary E. Brooks.

In early 1899, Brooks decided to build a new, brick, single-story, double storefront. His own business would occupy the western half of the building while butchers Florance (also spelled Florence) & Harrington would occupy the eastern half with their meat market. At the time, Florance & Harrington were being forced to leave their old storefront, at 431 Main Street (5WP.5625), because owner Dexter B. "Deck" Cloud was remodeling that building into the Alamo Hotel.

Under the supervision of Windsor contractor I.A. Jones, Buzzell Brothers erected the brick walls, which were largely completed by late March 1899. Florance & Harrington moved into their new storefront on May 12, 1899. Brooks moved into his half of the building later that year, calling his general merchandise outlet "The New Store." By December, Brooks was already building a ware room onto the rear of the building.

In 1904, Florance & Harrington moved into the recently completed Felmlee Building (the easternmost third of the Felmlee-Schmidt-Foster/Huntington Block, now the eastern half of 415 Main Street, 5WL.5611). At that time, Brooks expanded his business into both storefronts.

By 1921, the Brooks Building hosted a hardware store, which it would continue to do until 1967. Roy R. Kirk was the first owner of the Windsor Hardware Store. Purchasing the business in 1916 were brothers Carl W. and Walter A. Besel, sons of the minister of the Loveland Lutheran Church, Rev. Frederick H. Besel. Upon acquiring the store, the Besels renamed the business as the Windsor Hardware & Supply Company. In 1917, the U.S. Army drafted Carl, who was unmarried, to serve in what would become known as World War I. He pleaded for an exemption because he was the store's sole manager, but he was unsuccessful in convincing the draft board. Thus Walter, who was a part owner of the store but worked as an assistant cashier at the Windsor Bank, was forced to learn the hardware business in the week before his brother left for the Army. Carl returned home in 1918 and married Esther that same year. Together they had three children: Edgar, Ralph, and Paul. Walter, who had been married to Laura since 1912, had five children: Harold, Robert, Elva, Arthur, and Ruth.

In 1920, the Besels purchased the building from the McWhinney family of Loveland and continued to supply hardware implements as well as providing plumbing, heating, and electrical wiring services. The store was also beloved for its numerous displays of "lovely gift items." Additionally, Robbins Florists operated out of the hardware store, taking flower orders since at least 1940. Carl resumed his position as manager of the store while Walter served as superintendent of the Poudre Valley Rural Electric Association (REA) from 1942 until his retirement in 1961. In 1962, Carl sold out his share of the business to Walter and his nephew, Robert, who had joined the business in 1945. After five years of new ownership, the Windsor Hardware & Supply Company went out of business. Robert, however, continued his heating and electrical contracting firm at a new location.

In the 1980s, the building housed offices for the Public Service Company of Colorado, an electric utility. In 1995, the Front Range Community Federal Credit Union acquired the property for its Windsor office. Norlarco Credit Union later acquired Front Range. In 2008, Norlarco became part of the Public Service Credit Union, which continues to operate a branch at this location.

36. Sources of information:

Weld County Assessor Property Profile.

Mountain States Telephone and Telegraph Company. Telephone Directory [for Weld County]. Consulted 1927-28, 1929-30, Summer 1936, November 1941, November 1945, June 1950, Winter 1954-55, Summer 1960, and 1964.

Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.

Ray, Roy. *Highlights in the History of Windsor, Colorado: Golden Jubilee Edition*. Windsor: Press of The Poudre Valley, 1940, pp. 86, 96.

Lindblad, Mary Alice. *A Walk Through Windsor: 1940-1980*. Windsor, Colo.: by the author, 1980, pp. 111, 135, 142.

U.S. Census of 1910. Loveland, Larimer County, Colorado. Roll: T624_121; Page: 17B; Enumeration District: 229; Image: 880.

U.S. Census of 1930. Windsor, Weld County, Colorado. Roll: 251; Page: 4A; Enumeration District: 23; Image: 696.0.

U.S. Census of 1930. Windsor, Weld County, Colorado. Roll: 251; Page: 2B; Enumeration District: 23; Image: 693.0.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll: T625_162; Page: 2A; Enumeration District: 248; Image: 288.

"Windsor." *Fort Collins Weekly Courier*, 28 July 1909, p. 12.

"Exemption is Denied to Former Resident." *Fort Collins Weekly Courier* 21 September 1917, p. 2.

The Windsor Leader, 3 March 1899, 24 March 1899 and 5 May 1899.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad patterns of our history.

B. Associated with the lives of persons significant in our past.

C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

D. Has yielded, or may be likely to yield, information important in prehistory or history.

Qualifies under Criteria Considerations A through G (see manual).

Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

A. Associated with events that have made a significant contribution to history.

B. Connected with persons significant in history.

C. Has distinctive characteristics of a type, period, method of construction or artisan.

D. Is of geographic importance.

- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable Town of Windsor landmark criteria:

- 1. Architectural: a) Exemplifies specific elements of an architectural style or period.
- 1. Architectural: b) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally.
- 1. Architectural: c) Demonstrates superior craftsmanship or high artistic value.
- 1. Architectural: d) Represents an innovation in construction, materials or design.
- 1. Architectural: e) Style is particularly associated with the Windsor/Northern Colorado area.
- 1. Architectural: f) Represents a built environment of a group of people in an era of history.
- 1. Architectural: g) Pattern or grouping of elements representing at least one (1) of the above criteria.
- 1. Architectural: h) Significant historic remodel.
- 2. Social: a) Site of historic event that had an effect upon society.
- 2. Social: b) Exemplifies cultural, political, economic or social heritage of the community.
- 2. Social: c) An association with a notable person or the work of a notable person.
- 3. Geographic/Environmental: a) Enhances the sense of identity of the community.
- 3. Geographic/Environmental: b) An established and familiar natural setting or visual feature of the community.
- Physical Integrity 1. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
- Physical Integrity 2. Retains original design features, materials and/or character.
- Physical Integrity 3. Original location or same historic context after having been moved.
- Physical Integrity 4. Has been accurately reconstructed or restored based on documentation.
- Does not meet any of the above Town of Windsor landmark criteria.

39. Areas of significance: **Commerce**

40. Period(s) of Significance: **1899-1958**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is significant for its association with the commercial development of downtown Windsor. It served as longtime home to the Windsor Hardware & Supply Company. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Windsor Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1889, this commercial building exhibits a moderately low level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. The installation of a German Old-World Motif façade treatment in the 1970s significantly altered the original façade. At this time, the building does not exhibit sufficient physical integrity to convey its historical and architectural significance. However, the newer façade treatment may not have impacted the original fabric of the building. Thus, physical integrity should be reassessed if the 1970s-era façade treatment is removed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- 44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- 45. Is there National Register district potential: Yes No

Discuss: **Windsor's downtown district, surveyed as part of this project, represents a geographically definable area possessing a significant concentration of buildings united by their historical associations, particularly the commercial development of the community. However, the district lacks architectural integrity and, therefore, architectural**

association because more than half of the downtown façades were remade in the 1970s and later, mostly in the Windsor German Old-World style.

If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

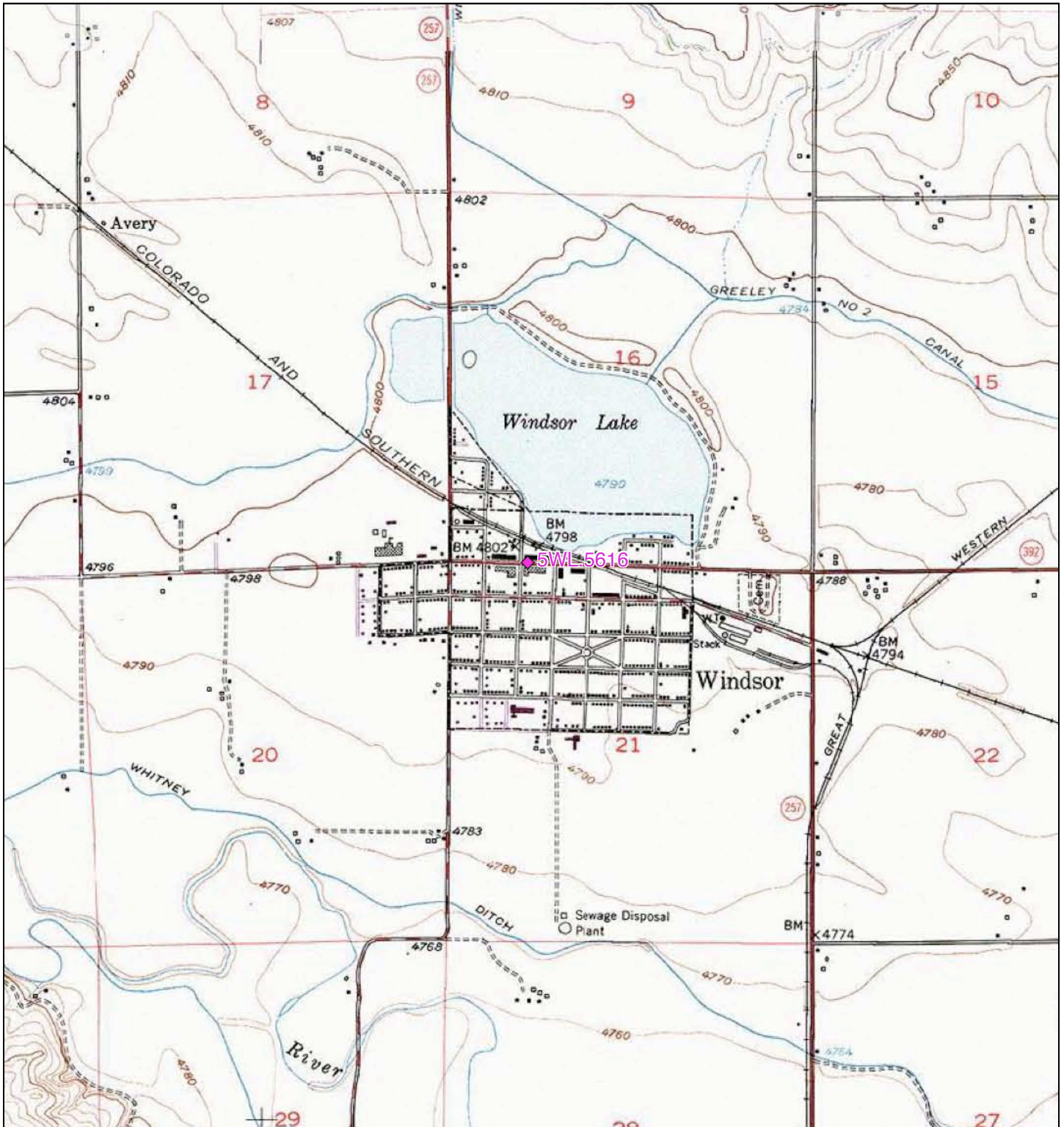
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **mainst422 - 1.tif to mainst422 - 3.tif**
Digital photographs filed at: **Town of Windsor
301 Walnut St
Windsor, CO 80550**
48. Report title: **Downtown Windsor Survey Report**
49. Date(s): **4/15/2008**
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Rachel Kline**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 419
Estes Park, CO 80517-0419**
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



Source: U.S. Geological Survey 7.5' Windsor - 1969

Downtown Windsor Survey

Historitecture, LLC

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